

ORIGINAL

7/21/2016

Commissioner Thand LeVar, Jordan A. White, and David Clark,

My name is Saina Carey and I am a Realtor for Arches Real Estate Group in Moab, UT. I understand on Wed. July 27, 2016 you are having a hearing at 9:00 am (Ticaboo Formal Complaint 15-2508-01). I would like my statement and my request in this letter be read during this complaint and considered as a resolution to the on going utility complains in Ticaboo.

Ticaboo is a very small community located 12-miles from Bullfrog / Lake Powell. This being said; the residents in Ticaboo work for either Ticaboo Resort, Off Shore Rentals, Bullfrog / Lake Powell or are retired. These residents are only employed seasonally which means their bulk of their income starts about May and ends about six months later in October. Only working six months a year, but paying living expenses 12 months a year means all of these residents are living on a shoe string.

Lake Powell has thousands of visitors a year and brings in millions of dollars for Utah, while provides great family memories of our beautiful State. Without the dedicated backbone employees that are year-round residents of Ticaboo, it would be difficult to maintain consistency in this service base community.

The utility bill are very expensive in Ticaboo for the residents and land owners. People that have bought land in the hopes of building a home or a vacation home are being charged for utilities every month even though no utilities are hooked up. They are charged for water, sewer, trash and power on their raw land which is an empty lot.

Any time you talk to anyone about living or buying property in Ticaboo, you hear the same comments throughout Bullfrog / Lake Powell, and Ticaboo. They say; "It is a great place to live, but the utility bill will kill you even if you only own land with no dwelling."

It is hard to promote and develop a strong community with this utility stigma. I have been listing real estate in Ticaboo for 3-years. There are no large cities near by, which means there are no Real Estate Companies within 3-hrs. of Ticaboo. Price, Moab, and the Monticello area are the closest cities with Real Estate Companies. With a 6-hr. round trip driving time to show property on a "maybe I'll buy or lookie Lou's" it is hard to find a Realtor that will committee and will promote this area with the utility stigma. When an interested buyer hear about the utilities, 99% of them decide not to buy.

**Request:**

1. I am requesting Ticaboo's utilities rates need to be subsidized at an affordable rate to the full time residents according to their seasonal income.
2. I am requesting that land owners with empty lots should not be charged for utilities when they are not using nor hooked up to their utilities yet.
3. I am requesting vacation homes that are only used part time throughout the year are only charged on their utility usage. The utility usage rate should be the same rate as their main residential home.
4. Until Ticaboo can maintain a 95% occupancy I am asking the UT State Utility Commission to grant these requests. Granting these requests will give this lovely little community the support it needs to change its stigma, grow and develop into a more productive and stronger support community for the Lake Powell area.

Thank you for your time and consideration. Please feel free to call or email me at any time if you have questions or concerns.

Sincerely yours,



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